



**METROPOLITAN
TRANSPORTATION
COMMISSION**

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Memorandum

TO: Administration Committee
FR: Deputy Executive Director, Operations
RE: MetroCenter Retrofit Close-out Report

DATE: October 1, 2008

W. I. 0800

The MetroCenter Retrofit was completed August 25, 2008. Following is an overview of the project at close-out:

Project	Joseph P. Bort MetroCenter Seismic Retrofit
Purpose	Seismic upgrade of the building to meet the FEMA 356 criteria for Life Safety.
Schedule ¹ <ul style="list-style-type: none"> Design Commencement Construction Commencement Construction Completion 	<ul style="list-style-type: none"> December 6, 2006 November 19, 2007 August 25, 2008
Budget <ul style="list-style-type: none"> FEMA Pre-Disaster Mitigation Grant Regional Administration Facility Corporation <hr/> Total	<ul style="list-style-type: none"> \$2,976,000 \$1,992,000 <hr/> \$4,968,000
Final Project Cost	\$4,640,000
<ul style="list-style-type: none"> Final Construction Cost Construction Bid Contractor-Originated Change Orders 	<ul style="list-style-type: none"> \$3,346,644.00 \$3,086,433.00 \$50,535.50

¹ For complete schedule, see Attachment A.

The original construction deadline was June 16, 2008. All seismic strengthening work was completed on-time. The deadline for completion of accessibility upgrades was extended 70 days because of unforeseen work in the Ground Floor restrooms totaling \$199,605. Extensive pre-existing water damage required that the rooms be gutted and rebuilt, and the floors resloped. This work was completed by the extended deadline of August 25, 2008.

By treating the project as a partnership, the project team was able to complete the project on-time and below budget. The team consisted of:

- Designer: **The KPA Group** (Oakland). Hratch Kouyoumdjian, President.
- Construction Manager: **TRS Consultants Inc.** (San Ramon). Ranjit Chakravorti, President.
- General Contractor: **William P. Young Construction Inc.** (San Leandro). James Deming, President.

Project close-out is underway, which includes making final payments, releasing the construction retention, and completing the Office of Engineering Services final report. There are no outstanding claims.

Ann Flemer

SH:SW

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APPENDIX A

Joseph P. Bort MetroCenter Seismic Retrofit Mitigation Project

Projected Work Schedule & Time Line:

<i>Description of Task</i>	<i>Activity</i>	<i>Time Frame</i>	<i>Duration</i>	<i>Unit of Time</i>	<i>Work Completed By</i>
Development and Issuance of RFP	1	09/1/05 to 8/31/06	12	Months	Completed
Contractor Selection Process	2	9/1/06 to 10/4/06	1	Month	Completed
Contract Execution	3	10/5/06 to 12/11/06	2	Months	Completed
Design Phase and Development of Construction RFQ	4	12/12/06 to 6/30/07	6	Months	Completed
Issuance of Construction IFB and Bid Opening	5	6/07 to 8/07	2	Months	Completed
Approval of General Contractor by Admin. Committee	6	10/3/07	1	Months	Completed
Contract Execution and Notice to Proceed	7	11/19/07 10/07-11/07	1	Month	Completed
Construction Phase	8	11/19/07-8/25/08 11/07 to 5/08	9 6	Months	Completed
Project Close Out	9	9/08 6/08	1	Month	Project Manager, Construction Manager
			35		
Total Duration:			32	Months	

~~Strikethrough~~ are changes from October 2007 schedule.